

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, September 16, 2004 at 6:00 p.m.** in the Aldermen's Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA.

Review of Cases for the Zoning Board of Appeals:

24-28 Cross Street: (Continued from 9/2/04) (Agent: Scott Vaughn; Applicants and Owners: Paul and Mary Pavidis) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to add three stories to and convert an existing one-story structure to a three-family dwelling. Proposal also requires variances from minimum lot area per dwelling unit requirements (SZO §8.5.B), maximum floor area ratio (SZO §8.5.E), and maximum height (SZO §8.5.F). Residence B (RB) zoning district.

80 Properzi Way: (Applicant: Mark Roderick; Agent: Richard G. DiGirolamo; Owners: David and Sara Dolan and Jonathan Nyberg) The Applicant seeks a special permit with site plan review to construct an additional single-family dwelling on a lot with an existing single-family dwelling (SZO §7.2). Residence B (RB) zoning district.

85 Prospect Street: (Applicant and Owner, Minh Nguyen; Agent, John Luu) The Applicant seeks a special permit to alter a non-conforming structure in order to construct a third floor addition to an existing two-family home. Residence B (RB) zoning district.

27 Osgood Street: (Applicant: Terrence Morris; Owner: Tom Bent/Osgood Terrace LLC) The Applicant seeks a special permit to change from one non-conforming use to another (SZO §4.5.1) to demolish an existing commercial building and construct two residential buildings with a total of fourteen (14) units. The Applicant also seeks a special permit with site plan review to exceed one principal structure per lot (SZO §7.2), a special permit for modification of parking design standards (§9.13.b), a special permit for parking on a separate lot (SZO §9.13.d), and a variance from rear yard setback requirements (§8.5.I). The Applicant also seeks a density bonus for provision of affordable housing units under §13.5. Residence B (RB) zoning district.

515 Somerville Avenue: (Applicant: World Realty and Development; Agent: Jai Singh Khalsa/Khalsa Design, Inc.; Owner: Somerville Apparel International, Inc.) The Applicant seeks a special permit with site plan review to demolish the existing factory building and construct three structures with a total of thirty-nine (39) residential units and three (3) commercial units (SZO §7.11.1.c). The Applicant also seeks special permits for a shared parking arrangement (SZO §9.13.e) and for modification of parking design standards (SZO §9.13.b). The proposal is subject to the affordable housing provisions of Article 13. Business A (BA) zoning district.